



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Coast Regional Water Quality Control Board

May 8, 2014

Mr. S. Scott Black, Managing Member
Los Osos Investment Group, LLC
sblack@calfund.net

Dear Mr. Black:

LETTER OF CONCURRENCE FOR SEPTIC SYSTEM CREDITS FROM 18 DEMOLISHED DWELLING UNITS LOCATED AT 2150 PINE AVENUE TO 12 NEW DWELLING UNITS LOCATED WITHIN THE COMMUNITY OF LOS OSOS, SAN LUIS OBISPO COUNTY

Central Coast Regional Water Quality Control Board (Central Coast Water Board) staff has reviewed your request to demolish 18 dwelling units located at 2150 Pine Avenue (or donor site) and use the septic system credits for 14 new dwelling units located throughout the Los Osos/Baywood Park community (or recipient sites). We understand that the five-acre lot located at 2150 Pine Street and one associated septic system credit will be dedicated to community uses (e.g., dog park, etc.). We understand that the project applicant is in the process of acquiring the remaining 14 lots. We further understand that only approximately four of the recipient sites will be constructed prior to the completion of the community sanitary sewer system and will be served by new septic systems designed to meet San Luis Obispo County design standards and the Central Coast Water Quality Control Plan (Basin Plan). Sites where soil and other physical constraints do not satisfy design standards and prohibit the use of a septic system will await connection to the community sanitary system. The remaining sites will likely be constructed after the completion of the community sanitary sewer system and will be connected.

The applicant submitted historical water records (2002 through 2004) that demonstrated a three-year average flow rate of 145 consumed cubic feet (CCF), which is equivalent to 1,808 gallons per day (gpd). These historical water records, provided by Golden State Water Company, reflect winter month water usage (November, December, and January) from 2002-2004. The use of the winter month water usage reflects the indoor usage at the existing dwelling units. The 1,808 gpd is the total water usage for seven individual dwelling units with metered water¹, which calculates to approximately 258 gpd per dwelling unit. The owner submitted a water analysis on February 11, 2014, that applied the 258 gpd per dwelling unit flow rate to the existing 18 units, which yielded a total flow rate of approximately 4,644 gpd.

¹ The remaining 11 dwelling units are served by a private well and historical water records were difficult to calculate. It is our understanding that the water supply well will be abandoned during the demolition activities.

The applicant proposed to use credits for the 18 demolished dwelling units for 14 new dwelling units located throughout Los Osos. In order to calculate proposed wastewater flows from the 14 recipient sites, the applicant used the 2010 U.S. Census data that indicated an average of 2.5 people per household in Los Osos. In addition, the applicant used 50 gpd per person pursuant to the water use requirements identified in the most recent California Coastal Commission Coastal Development Permit for the Los Osos Wastewater Project. Using these values, the wastewater flow rates are estimated to be 1,875 gpd. However, we are required to use the Basin Plan's 375 gallons per day² per dwelling unit as the anticipated daily volume. This is a more conservative estimate and would meet the septic system design standards consistent with San Luis Obispo County. Using this value, staff calculated that 12 transferable sewer credits can be used.

The determination of total nitrogen loading for the total flows of 4,644 gpd would yield an allowable loading rate of 703 grams of nitrogen per day. Based on information provided and staff calculations using Table 3-15 of the *Wastewater Engineering Treatment, Disposal, and Reuse*, Metcalf and Eddy, 4th Edition, the proposed 15 new dwelling units would yield a nitrogen loading ranging from 284 to 681 grams of nitrogen per day provided that there are 2.5 to 6 people per household.

The Central Coast Water Board does not object to your proposed project, provided that the following conditions are satisfied:

1. After dedication of one septic system credit to the 2150 Pine Avenue property, no more than 11 additional dwelling units can be built using septic system credits from 2150 Pine Avenue.
2. The owner of each new unit must decommission its septic system and connect to the community sewer system when it becomes available.
3. A deed notice or restriction must be placed on the 2150 Pine Avenue property limiting future construction to one dwelling unit equivalent using a septic system.
4. Any units constructed prior to the community sanitary sewer system will be served by new septic systems and must adhere to San Luis Obispo County design standards and the Basin Plan. Sites where soil and other physical constraints do not satisfy design standards and prohibit the use of a septic system must await connection to the community sanitary system.

Water Board staff recognizes that wastewater discharges from existing and future septic systems are not consistent with the discharge prohibition in the Basin Plan (Resolution No. 83-13). This authorization allows you to continue existing wastewater discharge flows and nitrogen loading, but does not grant or confer to you any other rights specific to Central Coast Water Board authority.

² "System Design" Chapter VIII.D.3.b(7) of the Basin Plan

May 8, 2014

If you have further questions please call David LaCaro at (805) 549-3892 or email at dlacaro@waterboards.ca.gov.

Sincerely,



Digitally signed by Kenneth A Harris
Jr.
DN: cn=Kenneth A Harris Jr.,
o=Central Coast Regional Water
Quality Control Board, ou=Executive
Officer,
email=Ken.Harris@waterboards.ca.g
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Date: 2014.05.08 12:11:57 -07'00'

Kenneth A. Harris Jr.
Executive Officer

CC: (email only)

Kerry Brown, San Luis Obispo County Planning Department
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Los Osos Community Services District
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Golden State Water Company
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Daniel Robinson, California Coastal Commission
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CC: (Hard Copy Mail)

S and T Mutual Water Company
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